 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 28, 2017
	Agenda Item No. 6B Roll Call No. <u>17-1447</u> Communication No. <u>17-624</u> Submitted by: Benjamin R. Page, Park and Recreation Director, and Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Ordering construction of the following: Principal Park Batting Tunnel Building Expansion - Receiving bids, (9-12-17), and Setting date of hearing, (9-25-17). Construction Estimate - \$400,000.

SYNOPSIS:

Recommend the City Council proceed with construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. The Principal Park existing batting tunnel was constructed in 1995 and is undersized and needs to be enlarged to be consistent with similar sized baseball programs. The proposed improvement will enlarge the batting tunnel to address these concerns.

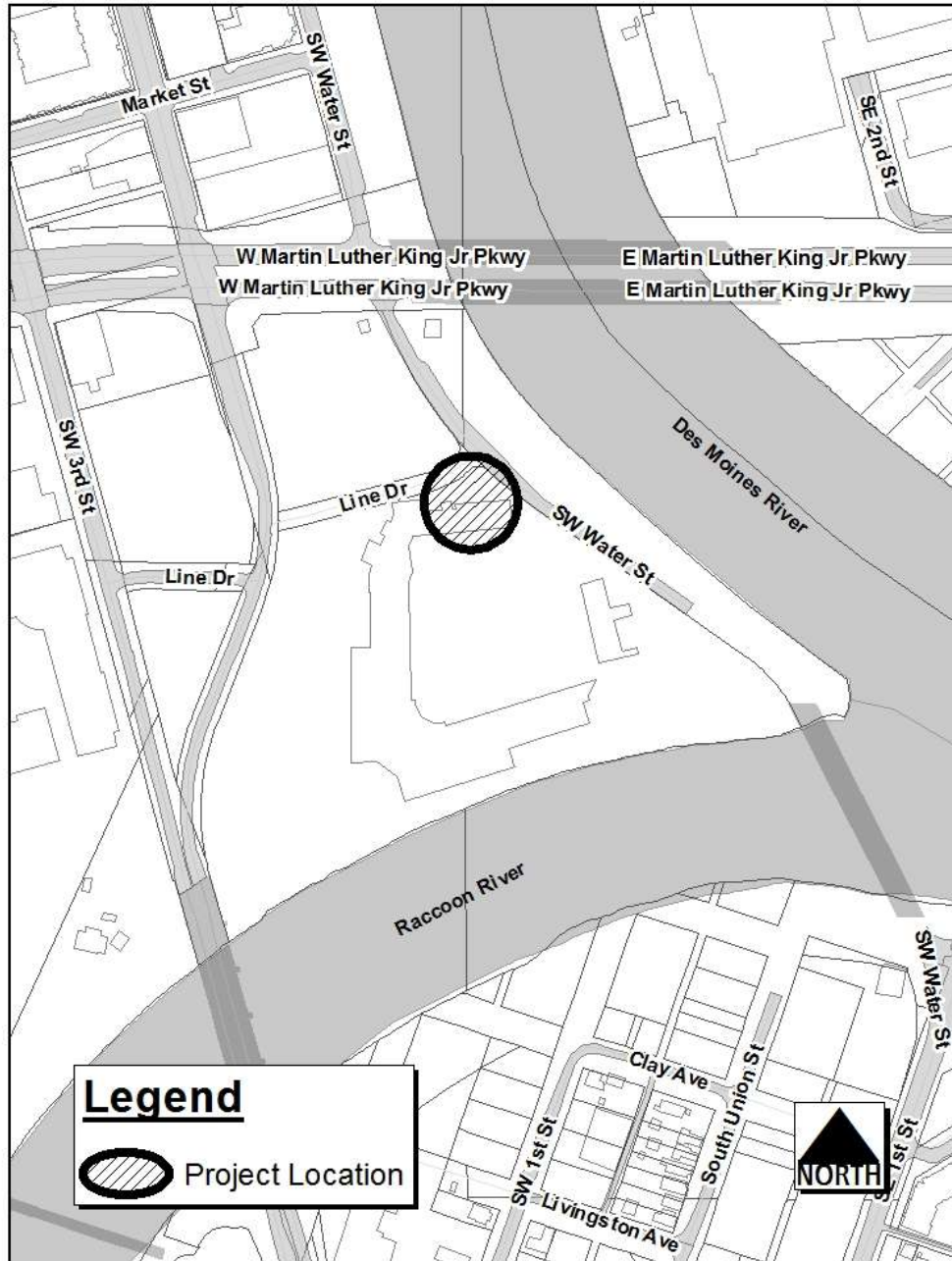
FISCAL IMPACT:

Amount: \$400,000 City Engineer's Estimate

Funding Source: 2017-2018 CIP, Page Parks – 12, Principal Park, PK132, Being: \$294,450 in G.O. Bonds, PK132, and the remaining \$105,550 from the Iowa Cubs

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer’s estimate for the construction of the Principal Park Batting Tunnel Building Expansion, 11-2017-009. The improvement includes construction of a batting tunnel including deep foundations, Portland Cement Concrete (PCC) floor, masonry walls, steel frame, precast concrete deck, roofing, Exterior Insulation and Finishing Systems (EFIS) wall system, painting, sprinkler system, mechanical and electrical work and site restoration; all in accordance with the contract documents including Plan File Nos. 564-091/111, at Principal Park, One Line Drive, Des Moines, Iowa.
- The estimated construction cost is \$400,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.



- Constructed 20 years ago, the Principal Park stadium is one (1) of the Country’s oldest Triple A baseball facilities. Significant projects and improvements have been completed over the years in addition to ongoing maintenance, upgrades to current standards and expanded use. The Major League affiliate, the Chicago Cubs, has requested that the City improve the batting facilities, expanding and remodeling them to provide increased space that complies with current franchise expectations and use.

- On August 23, 2004, the City Council acted to extend the term of lease to December 31, 2022 with two (2) 5-year renewal options. Section 8.a.3 provides that "...the CITY shall furnish and/or bear the costs of furnishing, such capital improvement's CITY deems to be reasonable, necessary, and commensurate with CITY's overall financial condition and ability to make additional capital investments in the stadium." This section means that the City is only required to make capital expenditures to the stadium that the City – in its sole discretion finds to meet all three (3) criteria: 1) Reasonable; 2) Necessary; and 3) Commensurate with the City's overall financial condition and ability. If the City determines that a capital improvement fails on any of these three (3) factors, the City is not under an obligation to make that improvement.

PREVIOUS COUNCIL ACTION(S):

Date: May 8, 2017

Roll Call Number: [17-0738](#)

Action: [Approving](#) exception to request for proposals process for good cause and approving Professional Services Agreement with RDG IA Inc. d/b/a RDG Planning & Design for the Principal Park Batting Tunnel, not to exceed \$75,550. ([Council Communication No. 17-411](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: July 11, 2017

Resolution Number: N/A

Action: The Board is asked to make its recommendation on the project's proposed design. The UDRB ordinance requires the Board to review the design of major public projects involving new construction or installation of buildings and facilities to be owned or lease by the City for civic or municipal purposes. Staff Recommendation: Approval.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

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